

AGENDA

6:30 PM

November 10, 2020

An **Electronic Meeting** (pursuant to Iowa Code Section 21.8) of the City Council of the City of Coralville, Johnson County, IA is being held Tuesday, November 10, 2020 at 6:30 PM because a meeting in person is impossible or impractical due to concerns for the health and safety of Council Members, Staff and the Public presented by COVID-19. Until further notice all of our Council Meetings will be held electronically only. This meeting will be live streamed Tuesday, November 10, 2020 at 6:30 PM and rebroadcast on Mediacom 118-8 and on-demand at www.coralville.org/coralvision.

If you wish to participate in any of the public hearings or citizen comments you can submit comments in writing to the City Clerk's office at 1512 7th Street, Coralville, Iowa or by email at tjohnson@coralville.org no later than 5:00 PM, Tuesday, November 10, 2020. Or you can come in person to the Council Chambers of Coralville City Hall, 1512 7th Street, Coralville, Iowa on Tuesday, November 10, 2020 at 6:30 PM where electronic access to the Council Meeting will be provided. Social distancing will be required.

1. **Call to order.**
2. **Roll call.**
3. **Approve agenda.**
4. **Mayor to proclaim November 18, 2020 as "National Injury Prevention Day" and November 16-20, 2020 as "National Hunger and Homelessness Awareness Week."**
5. **Citizen comments** for 15 minutes. Additional comments to continue after the consent calendar if needed. (Please limit to 5 minutes.)
6. **Veteran's Memorial Update**
7. **Iowa Children's Museum ~ Executive Director Jeff Capps**
8. **UNBIASED POLICING ORDINANCE**
 - a) **ORDINANCE NO. 2020-1019** An ordinance amending the Code of Ordinances of the City of Coralville, as previously amended, incorporating a chapter regarding unbiased policing, for **1st consideration**.

Note: This ordinance prohibits certain conduct from law enforcement, creates a Citizen's Community Policing Board, requires the Police Department collect data on contacts with the general public and outlines training requirements for the Coralville Police Department.

9. 2500 HOLIDAY COURT

- a) **ORDINANCE NO. 2020-1017** An ordinance amending the Coralville Community Plan to reflect certain property generally known as 2500 Holiday Court, Coralville, Iowa to be designated High Density Residential Use in place of Commercial Use, for **2nd consideration**.

Note: This will change the land use map for a property located at 2500 Holiday Court from Regional Commercial to High Density Residential.

10. EAGLE BEND AT CLEAR CREEK

- a) **ORDINANCE NO. 2020-1018** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa and generally known as Eagle Bend at Clear Creek, from R-1, Single Family Residential District, to R-PUD 1, Residential Planned Unit Development One District, for **2nd consideration**.

Note: This will rezone the subject property from R-1, Single Family Residential District to R-PUD 1, Residential Planned Unit Development One District and approve a PUD-A Site Plan and Preliminary Plat.

11. REDHAWK SUBDIVISION

- a) Consider **resolution** accepting municipal improvements constructed on Red Hawk Subdivision, Coralville Iowa.

Note: This accepts the installed paving, curb and gutter, water mains, sanitary sewer mains and storm water mains and appurtenances for Redhawk Subdivision. Sidewalks are excluded pursuant to the Subdivider's Agreement.

12. URBAN CHICKEN ORDINANCE

- a) **ORDINANCE NO. 2020-1012** An ordinance adding Chapter 55A regarding Urban Chickens, **for 3rd and final consideration**.
- b) Consider **resolution** setting annual permit fees for urban chickens in the City of Coralville.

Note: This ordinance sets forth the process to allow chickens in residential zoning districts and the resolution sets the annual urban chicken permit fee at \$25.00 a year.

- c) **ORDINANCE NO. 2020-1013** An ordinance amending Chapter 55 regarding Animal Neglect and Abandonment, **for 3rd and final consideration**.

Note: This ordinance incorporates changes in state law passed in the 2020 session.

13. URBAN RENEWAL AREAS

- a) **ORDINANCE NO. 2020-1014** An ordinance amending Ordinance Nos. 608, 707, 2001-942, 2006-1052, 2013-1009, 2014-1007 and 2017-1017 providing that general property taxes levied and collected each year on all property located within the Coralville Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville, County of Johnson, Iowa City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project, **for 2nd consideration**.

Note: This ordinance sets the base value of property in the Coralville Urban Renewal Area located in Coral Ridge Commerce Park.

- b) **ORDINANCE NO. 2020-1015** An ordinance amending Ordinance Nos. 650, 679, 97-786, 2001-941, 2002-95, 2013-1007, 2015-1018, 2016-1020 and 2017-1016 providing that general property taxes levied and collected each year on all property located within the Mall and Highway 6 Urban Renewal Project Area in the City of Coralville, County of Johnson, State of Iowa, by and for the benefit of the State of Iowa, City of Coralville,

County of Johnson, Iowa City Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by said City in connection with said Urban Renewal Redevelopment Project, **for 2nd consideration**.

Note: This ordinance sets the base value of property in the Mall and Highway 6 Urban Renewal Area located in Coral Galleria.

14. FINANCING

- a) Consider **resolution** appropriating payment of certain annual appropriation debt service instruments and directing the Finance Officer to certify tax increment financing debt to the Johnson County Auditor.

Note: The City Council is required to determine whether it will appropriate funds for bond payment by December 1st of each year.

15. INTERFUND TIF LOANS

- a) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

Note: This is a \$75,000.00 advance for financing projects from the Coralville Urban Renewal Area Tax Increment Revenue Fund.

- b) Consider **resolution** authorizing internal advance payable from Tax Increment Revenue Fund for Urban Renewal Project Costs.

Note: This is a \$150,000.00 advance for financing projects from the 12th Avenue Urban Renewal Area Tax Increment Revenue Fund.

16. PERMANENT STORM SEWER AND DRAINAGE EASEMENT AGREEMENT

- a) Consider **resolution** approving a Permanent Storm Sewer and Drainage Easement Agreement for 32 and 34 Chad Court.

Note: This will allow the property owners to install drain tile through the backyards of 32 and 34 Chad Court and across park property to discharge near a City storm water retention basin.

17. LEASE AMENDMENT

- a) Consider **resolution** approving a Second Amendment to Lease Agreement with CNCT, L.L.C. (d/b/a Evolve).

Note: This amendment is meant to assist in stabilizing the tenant's ongoing business operations due to impacts of the COVID-19 pandemic by offering the option of short-term rent deferral.

18. WEST LAND USE AREA CONNECTION FEES

- a) Consider **resolution** acknowledging payment in full of the West Land Use Area Connection Fees for Lot 7, Coral Crossing, Part Six, Coralville, Iowa.

Note: This resolution will release this lot from any liens from the West Land Use Area Connection Fees which total \$63,278.84.

19. PROPERTY PURCHASE

- a) Consider **resolution** approving a Purchase Agreement for 708 9th Avenue, Coralville, Iowa.

Note: The purchase price for 708 9th Avenue is \$50,000.00.

20. VETERAN'S MEMORIAL PHASE I

- a) Consider **resolution** approving an Agreement with the Veteran's Memorial in Coralville Committee regarding funding for the construction of the Veteran's Memorial.

Note: This agreement has the Veteran's Memorial in Coralville Committee paying for improvements for the memorial and turning over construction responsibilities to the City of Coralville.

- b) Consider **resolution** approving an Agreement for the installation of the front wall veneer for the Veteran's Memorial.

Note: This agreement is for the veneer stone on the front wall of the Veteran's Memorial in Coralville for not to exceed \$44,000.00.

- c) Consider **resolution** approving an Agreement for the installation of the brick paver walkway and plaza space for the Veteran's Memorial.

Note: This agreement is for the construction of a brick paver walkway and plaza space for the Veteran's Memorial in Coralville for not to exceed \$29,839.25.

21. Recycling Program Report ~ Streets & Solid Waste Superintendent Eric Fisher

22. CONSIDER MOTION TO APPROVE CONSENT CALENDAR AS PRESENTED OR AMENDED:

- a) Approve minutes for the October 27, 2020 Coralville City Council Regular Meeting.
- b) Approve and ratify the State of Iowa 2020 Annual Financial Report for the City of Coralville.
- c) Approve Class C Liquor License with Sunday Sales for **The Hawk Lounge**: Eff. 11/29.
- d) Approve Class E Liquor License with Carryout Beer & Wine and Sunday Sales for **Target Store T-1113**: Eff. 12/01.
- e) Approve payment to **Terracon Consultants, Inc.** for:
 - i) 820 & 824 Hughes Street Phase II Site Assessment Ans Asbestos and Hazardous Materials Survey (#TE19964) \$228.90
 - ii) Brownfield Assessment Grant (#TE19955) \$1,109.10
 - iii) Wastewater Treatment Plant Improvements (#TE22506) \$3,082.00
 - iv) 4th Avenue Place Land Assembly (#TE19985) \$5,673.39
- f) Approve payment to **HR Green, Inc.** for I-80/1st Avenue Interchange Final Design Phase 1 (#138385): \$112,041.35.
- g) Approve payment to **Otis Elevator Company** for Annual Maintenance Service 11/1/2020 to 10/31/2021(#100400131595): \$10,271.64.
- h) Approve payment for Brown Deer Golf Course FF&E Invoice to **S.E. Electric, Inc.** for replacing 42 lamps in fixtures, replace 11 ballast in Ball Room fixtures, rework emergency fixtures, install new battery backup fixture, repair 2 can lights and replace, motor in pump house exhaust fan (#BD02-20): \$4,010.65.
- i) Approve payment to **RACOM Corporation** for accessories for two police vehicles (#20INV0356): \$16,427.81.
- j) Approve payment to **Global Software/TAC 10** for annual TAC 10 Maintenance Renewal (#MN1800712): \$57,006.00.

- k) Approve payment to **Maxwell Construction** for Brown Deer Sanitary Sewer Extension (Pay Application #1): \$12,052.50.
- l) Approve payment to **Stevens Erosion Control** for the Iowa River Landing SWPPP (#9525): \$220.00.
- m) Approve payment to **Creative Software Services, Inc.** for Building Permit Software (#20579): \$47.50.
- n) Approve payment to **Backyard Trails LLC** for work on the Creekside Flow Trail Project (#100107): \$18,000.00.
- o) Approve Pay Estimate #11 to **All American Concrete, Inc.** for Iowa River Landing E. 9th Street Improvements: \$62,817.64.
- p) Approve Pay Estimate #7 to **Portzen Construction, Inc.** for Iowa River Landing E. 2nd Avenue Improvements: \$177,983.59.
- q) Approve Pay Estimate #25 to **Peterson Contractors, Inc.** for Coral Ridge Avenue Improvements Phase 2: \$412,023.53. (Includes partial release of retainage.)
- r) Approve Change Order #13: +\$57,358.83; and Pay Estimate #28: \$21,864.29; to **Miron Construction Co., Inc.** for Wastewater Treatment Plant Improvements Project 2017.
- s) Approve April 2020, May 2020 and June 2020 Treasurer's Reports.
- t) Approve Bill List for November 10, 2020.

23. City Administrator's report.

24. Mayor's report.

25. City Attorney's report.

26. Committee and Councilmember's report.

27. Motion to adjourn.

A **Work Session** of the City Council will be held immediately following the council meeting.

- 1. Streets & Solid Waste Department Report ~ Eric Fisher
- 2. City Administrator's time.